



AGENDA

Economic Development Advisory Committee

Justice Center Community Room, 16540 Moonlight Rd. Gardner, Kansas

July 21, 2021 at 6 p.m.

CALL TO ORDER

PUBLIC COMMENTS

Members of the public are welcome to use this time to make comments about matters or items on the Economic Development Advisory Committee agenda.

CONSENT AGENDA

Approval of minutes as written for the EDAC meeting on May 12, 2021

PRESENTATIONS

Downtown Destination Plan presentation – Terry Berkbuegler, Senior Principal / Senior Vice President and Matt Evett Associate Principal with Confluence, lead consultant for the project team. This will include a Q&A and open discussion period.

NEW BUSINESS

DISCUSSION ITEMS

1. Continued discussion of City of Gardner Economic Development Strategy – perceptions related to goals / initiatives implementation.

REFERENCE DOCUMENT LINKS:

Gardner Development Strategy

<https://www.gardnerkansas.gov/home/showpublisheddocument?id=687>

Gardner Comprehensive Plan

<https://www.gardnerkansas.gov/development/economic-development/gardner-comprehensive-plan>

Gardner Downtown Destination Plan

<https://www.gardnerkansas.gov/home/showpublisheddocument?id=9639>

Gardner Main Street Corridor Plan

<https://www.gardnerkansas.gov/government/departments-and-divisions/-/planning-and-zoning/gardner-main-street-plan>

Gardner Main Street Corridor Plan Market Analysis

<https://www.gardnerkansas.gov/home/showpublisheddocument/6364/636645853328970000>

2. Update / Review of current Economic Activity and City Projects
 - a. Planned Commercial developments
 - b. Planned housing growth new subdivisions

OTHER BUSINESS

COMMITTEE MEMBER UPDATES

ADJOURNMENT



In compliance with the Americans with Disabilities Act, the City of Gardner will provide reasonable accommodations for all public meetings. Persons requiring accommodations in attending any of our public meetings should contact the City Clerk's Office at 913-856-0945 a minimum of 48 hours prior to the meeting.

ECONOMIC DEVELOPMENT ADVISORY COMMITTEE

City Hall Business and Economic Development Conference Room
Justice Center Community Room
16540 Moonlight Rd. Gardner, Kansas
May 12, 2021
6 p.m.

CALL TO ORDER

The Economic Development Advisory Committee meeting was called to order at 6:00 pm in the Community Room of the Justice Center at 16540 Moonlight Rd., Gardner, Kansas. The following EDAC committee members attended, a quorum was present.

George Rifford; Stephanie Shaver; Harrison Hall.

Ex-Officio present:

Mayor, Steve Shute

Randy Gregorcyk

Staff present:

David Knopick; Robert Case; Melissa Krayca - Community Development staff

Brandon Williams was not present

PUBLIC COMMENTS

There were no public comments; no representative of the Gardner press attended the meeting.

CONSENT AGENDA

1. Approval of minutes as written for the EDAC meeting on April 14, 2021

Motion made by Harrison Hall to approve the consent agenda item, seconded by George Rifford.

Motion passed 3-0.

NEW BUSINESS

DISCUSSION ITEMS

Continued discussion of City of Gardner Economic Development Strategy – perceptions related to goals/ initiatives implementation.

Mr. Hall opened discussion by stating that he believes the committee should tackle a few items from the Gardner Downtown Destination Plan with guidance from the City rather than the entire plan. Additionally, Mrs. Shaver indicated that she read thru the Downtown Plan and she really liked it and is excited to see it happen but did not know exactly how to proceed and asked if it was at a standstill.

Mr. Case explained the plan is meant to generate interest in developing our downtown and can serve as a type of marketing tool. Developers know the document is available and it is intended to be kicked out to brokers as well. It was mentioned that a green space/farmers market is a good starting place within the plan.

Mayor Shute stated COVID has impacted all building across the board but land developers have inquired recently about the plan. Mr. Gregorcyk stated the plan is a foundation piece that the City has invested in and it now needs private developers to make investments in pursuit of the vision.

Mr. Gifford asked how the committee can help move the ball and would it be allowable to share the plan if they know a lead. The City staff assured the committee that the Downtown Plan is public knowledge and free to share.

Mr. Knopick suggested that he reach out to the consultant who worked on the plan to come to a future meeting to speak to the committee about it and implementation of the plan. He also stated that it would be a good idea to invite the chamber, local business owners to broaden ownership and create excitement.

Mayor Shute stated the downtown area is the heart of the city and he felt it is important to engage the community.

Mrs. Shaver inquired if there had been feedback from developers. Mr. Knopick referenced the Main Street Market Analysis document and using it as a tool to attract developers because it does contain the numbers developers want to know.

Mr. Rifford asked if the City of Gardner could pull a big box commercial development. Mr. Gregorcyk and Mr. Knopick agreed that residential development is essential to pulling big box developers.

Mr. Hall inquired regarding how to protect the existing investment and character of Gardner when it comes to developing the downtown and acquiring properties. It was explained that properties are typically purchased and upgraded and leased out. Mayor Shute explained that in the past with the CVS development, the City did try to direct property owners to assistance when they are displaced.

Mr. Knopick stated he would provide the committee members with the Main Street Corridor Market Analysis Report to provide insight on Gardner's market context and various market trends. It was agreed to continue the conversation at the next meeting as well as have a guest speaker from the consultant company that worked on the Downtown Destination Plan.

OTHER BUSINESS

ADJOURNMENT

Motion to adjourn made by Gifford and seconded by Harrison.

Motion passed 3-0.

Motion adjourned at 07:30

The next meeting will be July 21, 2021 at 6 pm in the Justice Center Community Room at 16540 Moonlight Rd.